

Oakwood Townhomes Home Owners Association Annual Meeting Minutes
April 12, 2014

The meeting was called to order at 10:03 AM

Owners in attendance were: Natalie Verboom, Allie Hollenbeck, Jenni Hankins, Lisa Paradis, Eva Goodman, Stephanie Garner, Jeff Hankins

A quorum was not established. Six owners were in attendance and five proxies were gathered.

Proof of meeting announcement was produced.

The previous annual meeting minutes were reviewed and approved as presented. A motion was made and seconded (Eva Goodman, Lisa Paradis) to approve the minutes as read. The motion passed.

Financial reports (Terry Thigpin, Century 21):

- 2013 financials were reviewed.
- 2014 Proposed Budget was reviewed. Legal fees might be a little higher this year because foreclosure on four units has been initiated. It is anticipated that we should be able to save approximately 10,000/year in the reserve account barring unforeseen expenses. A motion was made and seconded (Stephanie Garner, Eva Goodman) to approve the new budget. The motion passed.
- Delinquencies and action on those were discussed.
- Joey Condon (Century 21) reviewed the sales from Jan. 2013-2014 and presented the current MLS numbers.

Improvements from last year:

- The termite treatment was completed for the exterior of the building and a maintenance schedule will be kept.
- Cleaned up the property
- Addressed and resolved safety issues
- Addressed and resolved violations
- Raised the association dues from \$120.00 to \$140.00 to cover the rise in insurance, water bills, landscaping and tree trimming, future maintenance and upkeep

Current projects:

- The painting project is scheduled to be completed today. The Board and company will be doing a final walk around before the final payment.
- New gutters: bids are being gathered
- The photo sensor for the mailbox lights will be checked as well as the security lights. They have not been turning off during the day.
- Bids for the replacement of the fence behind units 4511 and 4509 will be requested.
- The deck in the back (4507) will be sealed.

Quarterly board of directors meetings will be held:

- March 10th, June 9th, September 8th, December 8th
- Will be held at Century 21 and announced on the webpage
- Owners who want to attend must RSVP

Future 5 year plan

- Replace the roof
- Possibly replace the property line fence between Oakwood Townhomes and the neighboring houses
- Parking lot improvements

Website improvements were reviewed. Announcements will be posted here. Dues can be paid online for a charge or payment coupons can be printed. All HOA documents are posted and a place to report maintenance/violations is available. [www.http://c21bcshoa.com/](http://c21bcshoa.com/)

Election/Reinstatement of Officers and Board:

The current board (Jeff Hankins, Eva Goodman, Lisa Paradis, and Stephanie Garner) agreed to stay on with the exception of Natalie Verboom. A vote was taken and the nominees were approved.

Adjournment

Motion was made to adjourn (Eva Goodman, Lisa Paradise). The meeting was adjourned at 11:12 AM.